

AP MORGAN



Edenhurst Road, Birmingham
Offers in the region of £190,000

Features:

- Lovingly Owned for Nearly 70 Years!
- Popular location of Longbridge
- 3 Bedroom Terraced Property
- Off-Road Parking
- Well-Maintained Rear Garden
- Good School Catchments
- Walking Distance to Shops & Amenities
- Great Public Transport Links

Description:

Opportunity to Add Value! Situated in a popular location of Longbridge is this well-presented three-bedroom terraced home, offering spacious accommodation throughout and ideally positioned for a range of local amenities. Perfect for first-time buyers, families, or investors, the property provides a practical layout, good-sized rooms, and a well-maintained rear garden.

Approach:

The property is approached via a private driveway providing convenient off-road parking. A front door opens into the welcoming hall, which leads through to the main living areas.

Ground Floor:

The ground floor features a bright and generous living room positioned at the front of the home, complete with a bay window that allows plenty of natural light. From here, a doorway leads into the dining room, offering an ideal space for family meals or entertaining. Adjacent is the kitchen, fitted with units and work surfaces, with a useful pantry situated just off the kitchen for additional storage.

First Floor:

Upstairs, the property provides three well-proportioned bedrooms. Bedrooms two and three overlook the rear aspect, while bedroom one sits to the front of the house. The first floor is completed by a family bathroom fitted with a bath, wash basin, and WC. Two built-in cupboards on the landing provide additional useful storage.



Outside:

Moving outside, the property enjoys a well-maintained rear garden, offering a pleasant outdoor space for relaxation, gardening, or family activities.

Location:

The property is close to local shops and amenities, including Longbridge Shopping Centre, and is conveniently situated for well-regarded schools and excellent public transport links, including rail and bus services, making it ideal for commuters.

Details:

Hall

Living Room 11'11" x 10'11" (3.63m x 3.33m) Both Max

Dining Room 11' x 9'3" (3.35m x 2.82m)

Kitchen 7'10" x 5'5" (2.4m x 1.65m)

Pantry 5'5" x 5'5" (1.65m x 1.65m) Both Max

Landing

Bedroom 1 11'4" x 8'7" (3.45m x 2.62m)

Bedroom 2 11'9" x 8'6" (3.58m x 2.6m)

Bedroom 3 9'10" x 8'2" (3m x 2.5m)

Bathroom 7'9" x 6'1" (2.36m x 1.85m) Both Max

EPC Rating: To be confirmed

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wissermortgageadvice.co.uk

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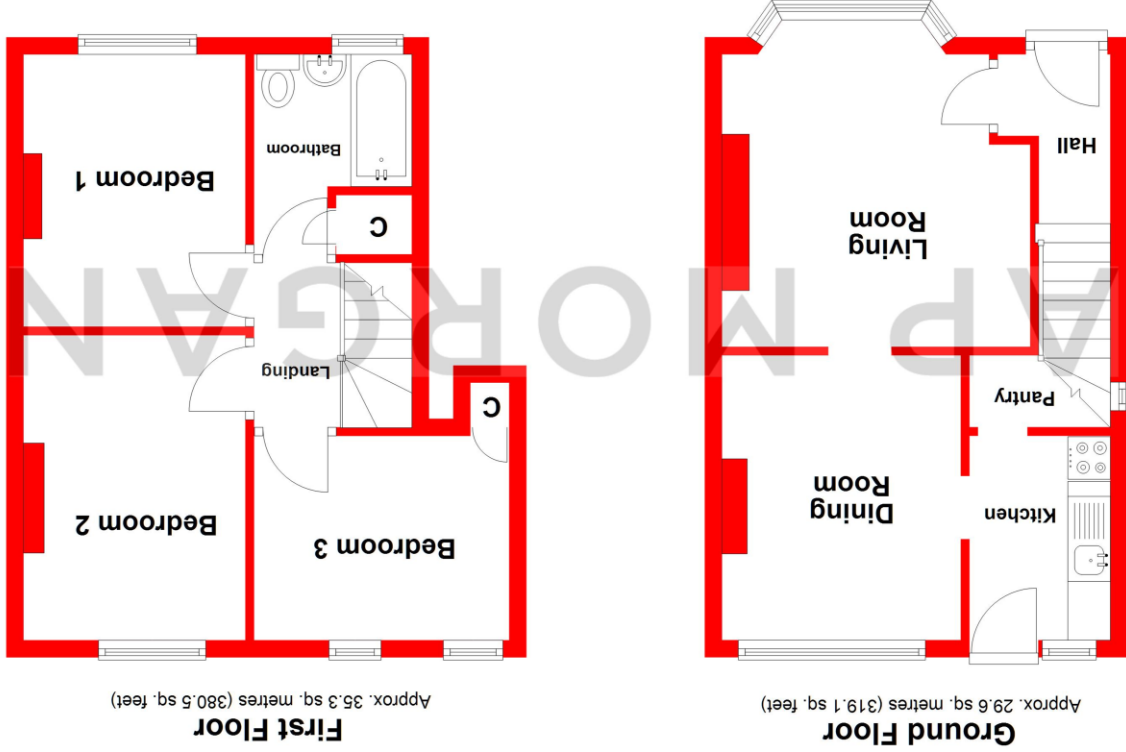
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Total area: approx. 65.0 sq. metres (699.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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